041.A	0002	0071.0	1 of 1	Condominium		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,800 /	713,800
					USE VALUE:	713,800 /	713,800
					ASSESSED:	713,800 /	713,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		PARK ST, ARLINGTON

OWNERSHIP

Unit #: 71

Owner 1:	JACILDO MARK
Owner 2:	GABRIEL JACQUELINE
Owner 3:	
Street 1:	71 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLEIMAN BLAIR F & BENJAMIN E -
Owner 2:	-
Street 1:	71-73 PARK ST UNIT 71
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Vinyl Exterior and 1647 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	713,800			713,800
Total Card	0.000	713,800			713,800
Total Parcel	0.000	713,800			713,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.39 | /Parcel: 433.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 280882
GIS Ref:
GIS Ref:
Insp Date: 05/31/18

PREVIOUS ASSESSMENT

Parcel ID: 041.A-0002-0071.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	713,800	0	.		713,800		Year end	12/23/2021
2021	102	FV	702,000	0	.		702,000		Year End Roll	12/10/2020
2020	102	FV	690,200	0	.		690,200	690,200	Year End Roll	12/18/2019
2019	102	FV	675,000	0	.		675,000	675,000	Year End Roll	1/3/2019
2018	102	FV	617,700	0	.		617,700	617,700	Year End Roll	12/20/2017
2017	102	FV	558,000	0	.		558,000	558,000	Year End Roll	1/3/2017
2016	102	FV	558,000	0	.		558,000	558,000	Year End	1/4/2016
2015	102	FV	536,700	0	.		536,700	536,700	Year End Roll	12/11/2014

!15397!

PRINT

Date	Time
12/30/21	20:41:33

LAST REV

Date	Time
10/29/20	09:45:30
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15397

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLEIMAN BLAIR F	54349-566		3/1/2010		497,000	No	No		
MAHONEY WILLIAM	47733-154		6/30/2006		520,000	No	No		

USER DEFINED

Prior Id # 1:	27731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	907	Porch	18,600	C				
5/12/2017	548	Redo Bas	29,730	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2019	Mail Update	MM	Mary M
5/31/2018	Measured	DGM	D Mann
4/9/2007	External Ins	BR	B Rossignol
2/16/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7850													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.2 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.86429870
Const Adj.:	0.99989998
Adj $ / SQ:	216.053
Other Features:	75076
Grade Factor:	1.33
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745054
Depreciation:	31292
Depreciated Total:	713761

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	373.56
Special Features:	0	Val/Su Net:	433.39
Final Total:	713800	Val/Su SzAd	433.39

SKETCH

UnSketched SubAreas:
GLA: 1647,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,647	216.050	355,839
Net Sketched Area:		1,647	Total:	355,839
Size Ad	1647	Gross Area	1647	FinArea 1647

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.A-0002-0071.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc